

\$615,000 - 131 Yorkville Manor Sw, Calgary

MLS® #A2199385

\$615,000

3 Bedroom, 3.00 Bathroom, 1,679 sqft
Residential on 0.05 Acres

Yorkville, Calgary, Alberta

****Price Improvement Alert**** Stunning
Semi-Detached Home in Yorkville â€” Move-In
Ready with Modern Upgrades!

Welcome to Yorkville! This exquisite
2020-built, two-storey semi-detached home
offers 1,679 sq. ft. of beautifully designed
living space and is still covered under the
original builderâ€™s new home warranty.
From the moment you step inside, youâ€™ll
be captivated by the thoughtful design,
high-end finishes, and seamless flow
throughout.

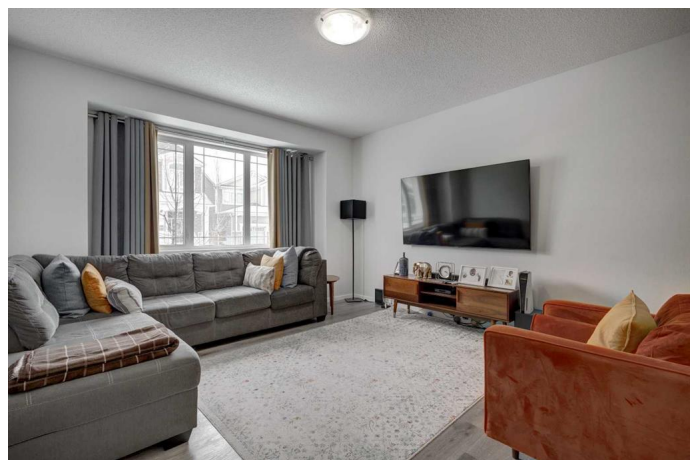
? Key Features:

â€” Gourmet Kitchen â€” Stainless steel
appliances, quartz countertops (matching in
kitchen & bathrooms), upgraded cabinetry with
soft-close features, and more cabinets for
extra storage.

â€” Elegant Living Spaces â€” 9 ft. textured
ceilings, luxury vinyl plank flooring on the main
level, and upgraded underlay beneath all
carpeting for ultimate comfort.

â€” Spacious & Functional Layout â€” The
open-concept main floor flows effortlessly from
the dining area to the kitchen, through to the
living room, and out to the back patio and
double attached garage. A large mudroom
with built-ins and a perfectly placed two-piece
powder room adds to the homeâ€™s
practicality.

â€” Luxurious Primary Suite â€” Retreat to
the five-piece ensuite, featuring a soaker



tub/shower combo, double sinks, a makeup station, and a generous walk-in closet.

â€¢ Additional Bedrooms â€” Two more spacious bedrooms upstairs, with the front bedroom boasting a charming rounded window feature.

â€¢ Premium Upgrades & Finishes â€” Hardie board siding, triple-pane windows, a gas line for your BBQ, a Wi-Fi-enabled garage door, and fully insulated & drywalled garage for year-round convenience.

?? Zero Yard Maintenance! The front yard features lush grass, while the patio area is designed for low upkeepâ€”no lawn mower needed!

?? Prime Location & Extra Parking! Situated on a quiet street, with additional guest parking just across the road.

Bonus: The unfinished basement offers a blank canvas to customize your dream spaceâ€”whether itâ€™s a rec room, home gym, or additional living quarters.

This home checks all the boxes for modern living, convenience, and style. Donâ€™t miss your chanceâ€”schedule your private tour today!

Built in 2020

Essential Information

MLS® #	A2199385
Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,679
Acres	0.05

Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	131 Yorkville Manor Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4J6

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard, Private, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2025
Days on Market	29

Zoning

R-G

Listing Details

Listing Office

Regent Pointe Realty

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